



CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
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MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the November 10, 2004 Public Hearing and Business Meeting.

PUBLIC HEARING

1. Case # 155-ZO-04 – Albert Azzi (Agent) proposes to subdivide lot in two lots; at Lot #13, maintain a single-family home; at Lot #16, create a buildable lot and seeks a **variance** from Section 6.07 minimum lot width for Lot #16 of the Z.O., as per plans submitted August 12, 2004 at **165 Fairmount Ave. - Granted**
2. Case #166-ZO-04 – Attorney Richard Fradette (Agent) proposes to maintain an illegal dwelling unit and create three additional parking spaces, also maintain 2-story deck with a 2.3' side setback (due to survey error) and seeks a **variance** from Section 5.10 A (6) multi-family, 6.07 side setback, area, frontage and width, 10.09 B parking setbacks and 10.03 D accessible spaces of the Z.O., as per plans submitted August 31, 2004 at **398 Bridge St. - Denied**
3. Case #177-ZO-04 – Attorney Richard Fradette (Agent) proposes to consolidate two parcels and subdivide into 3 lots; on Lot 9B, maintain existing single-family home and accessory structures; on Lot #1 and Lot 9A, create buildable lots and seeks a **variance** from Section 6.07 (2 counts each – Lots #1 and #9A frontage, width) of the Z.O., as per plans submitted September 21, 2004 at **192 Arah St. - Granted**
4. Case #178-ZO-04 – Attorney Sharon Cuddy Somers (Agent) proposes to demolish and rebuild home on existing foundation and seeks a **variance** from Section 6.07 front yard setback, side yard setbacks (2 counts) and 10.07 E Paving of the Z.O., as per plans submitted October 5, 2004 at **108 West Shore Ave. - Granted**
5. Case #179-ZO-04 – Timothy Bourgeois (Agent) proposes to operate a construction company and rental store; also sale of landscape materials and seeks a **variance** from Section 5.10 (C) 2 Building Contractor's Yard, 5.10 (F) 1 retail of landscape materials, 5.10 (H-6) 10 Rental Store, 6.07 lot coverage, 6.08 (B) limited activity buffer and 8.11 Screening of the Z.O., as per plans submitted September 10, 2004 at **641 Hayward St. – Withdrawn 11-01-04**

6. Case #180-ZO-04 – Holly Johnson (Owner) proposes to build a 12' x 14' open deck and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 13, 2004 at **382-384 Blodget St. - Granted**
7. Case #181-ZO-04 – Todd Foote (Owner) proposes to build a 1½-story single-family home on a non-conforming lot previously subject to consolidation and seeks a **variance** from Section 6.07 lot area, lot front, lot width and side yard setback of the Z.O., as per plans submitted September 10, 2004 at **103 Boston St. - Granted**
8. Case #182-ZO-04 – Gregory Knoetig (Owner) proposes to build a 24' x 38' second story addition and maintain deck and seeks a **variance** from Section 6.07 front yard setback and side yard setback (2 counts) of the Z.O. as per plans submitted September 10, 2004 at **103 Bismark St. - Granted**
9. Case #183-ZO-04 – Catherine Corbeil (Agent) proposes to build a 21' x 22'-10", 2-story addition for added living space and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted September 13, 2004 at **117 Orchard Ave. – Withdrawn 11-10-04**
10. Case #184-ZO-04 – Robert Fosher (Owner) proposes to remove existing carport and porch (built without permits) and build a 26' x 32', 2-stall attached garage and sunroom; also maintain an 8' x 12' shed and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted September 14, 2004 at **39 Cedar Hill Dr. - Granted**
11. Case #185-ZO-04 – Nancy Dubois (Owner) proposes to build a second story addition and seeks a **variance** from Section 6.07 front yard setback, side yard setback and floor area ratio of the Z.O., as per plans submitted September 17, 2004 at **60 Garvin Ave. - Granted**
12. Case #186-ZO-04 – Ronald Grenier (Owner) proposes to convert detached commercial building to a single-dwelling unit resulting in four-units on the property and seeks a **variance** from Section 10.03 (B) number of parking spaces of the Z.O., as per plans submitted September 14, 2004 at **625-631 Silver St. - Denied**
13. Case #187-ZO-04 – Roger LaPlante (Owner) proposes to maintain existing garage and build a 2-story addition above it for additional living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 20, 2004 at **40 Rosemont Ave. - Granted**
14. Case #188-ZO-04 – Larry Asbury (Agent) proposes to remove existing deck and replace with a 13' x 16' addition and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 17, 2004 at **24 Greenfield St. - Granted**
15. Case #189-ZO—04 - Attorney Richard Fradette (Agent) proposes to subdivide lot into two Lots; on Lot #1 (63 Lake Ave.), maintain existing two-family home and on Lot #2 (Kenney St.) build a two-family home and seeks a **variance** from Section 6.07 lot

area, frontage, width, 10.09 (B) parking setbacks and 10.08 (B) driveways location for Lot #2 as per plans submitted October 13, 2004 at **631 Lake Ave. - Denied**

16. Case #190-ZO-04 – Dominic DeLuca (Agent) proposes to subdivide lot into two lots; on Lot #9, maintain a single-family home and on Lot #6, create a buildable lot and seeks a **variance** from Section 6.07 lot area and lot width, 8.22 (D) retaining wall, 8.24 (A) (3) Accessory Structure at Lot #9 and 6.07 lot area, frontage and width at Lot #6 of the Z.O., as per plans submitted October 13, 2004 at **609 Hanover St. - Granted**
17. Case #191-ZO-04 – **621-623 Central St.** – Subsequent Application to be addressed at the Business Meeting.
18. Case #192-ZO-04 – Sean Gleason (Agent) proposes to build a 12' x 12' addition for breezeway and a 12' x 16' addition for sunroom, also maintain an 8' x 12' shed and front steps and seeks a **variance** from Section 6.07 front yard and rear yard setback, 10.09 (B) parking setbacks and 8.24 A (3) Accessory Structures of the Z.O., as per plans submitted September 24, 2004 at **35 Caye St. - Granted**
19. Case #193-ZO-04 – Raymond Rioux (Agent) proposes to occupy building for thrift store and build a 14' x 14' addition for loading dock and seeks a **variance** from Section 6.07 side yard setback, 5.10 (F) (5) sale of general goods, 10.03 (B) number of parking spaces and 10.09 (B) parking setbacks of the Z.O., as per plans submitted October 15, 2004 at **175-177 Wilson St. – Granted with stipulation.**
20. Case #194-ZO-04 – Catherine Saganis-Noonan (Owner) proposes to build a 4' addition to garage attaching to principal structure by a new enclosed porch addition and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted October 7, 2004 at **178 Salmon St. - Granted**
21. Case #195-ZO-04 – Robert Allard (Owner) proposes to build a 5' x 18' addition and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted October 8, 2004 at **61 Greeley St. – Granted**
22. Case #196-ZO-04 – Donna Gosselin (Owner) proposes to finish existing 2nd floor for an accessory dwelling unit; built a 14' x 11' two-story breezeway and build a 22' x 27' two-story garage with storage above and seeks a **special exception** from Section 5.11 L (1) Accessory Dwelling Unit and **variances** from Sections 6.07 front yard setback, 8.21 C Unit Size, 10.03 (B) number of parking spaces and 14.02 (B) 3 Authorization of variance of the Z.O., as per plans submitted October 28, 2004 at **74 New York St. – Granted**

BUSINESS MEETING

Tabled Subsequent Application:

Case #163-ZO-04 – **374 Bridge St.** (maintain existing parking) **Denied without prejudice.**

Request for Rehearings:

Case #157-ZO-04 – **141 Eastwind Dr.** (hot tub in side yard) **Withdrawn** 11-09-04 by

Abutter.

Case #168-ZO-04 – **468 Wentworth St.** (build 2-family, 3-story dwelling) Appealed by Adam Salem (Owner) on October 14, 2004 – **Denied.**

Subsequent Application:

Case #191-ZO-04 – **611 Central St.** (consolidate 3 lots and resubdivide into 2 lots) Filed by Owner Thomas Nichols – **Granted**

LIMITED BUSINESS MEETING

Tabled from the September 2, 2004 Public Hearing:

Case #131-ZO-04 – **485 Elm St.** (create new display area for auto sales) Continues on the Table until the December 9, 2004 Limited Business Meeting.

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.